



ESTES PARK
COLORADO

Estes Valley Adequate Public Facilities



Revision Date: February 2013

PURPOSE: Section 7.12.C of the Estes Valley Development Code (EVDC) ensures utilities and other facilities needed to support development are available to meet the impacts of the development.

- Adequate public facilities are necessary to ensure protection of public health and safety through the use of fire protection and suppression systems, sanitary sewage disposal, provision of domestic water supply, and a safe road network

APPLICABILITY All new development and subdivisions.

- Exception: Single-family residential development on lots approved for such use prior to February 1, 2000 are exempt from fire protection and transportation requirements.

GENERAL STANDARDS: 'No Permit Before It's Time.'

- All required utilities and facilities must be installed before a building permit can be issued.
- For all subdivisions adequate public facilities must either be installed or guaranteed before the plat can be recorded (see 'Development Agreements' guide).

FIRE PROTECTION must be installed before issuance of a building permit (EVDC §7.12.G).

- Before of issuance of a building permit, all required facilities and services outlined with the approved utility plan must be in place and available to serve the new development, including hydrants and access.

- New development must comply with the International Fire Code.
- New development must provide adequate fire suppression systems and accessibility as approved by the Estes Valley Fire Protection District.

WATER service must be installed before issuance of a building permit (EVDC §7.12.E).

- Before issuance of a building permit, all necessary water facilities outlined in the approved utility plan must be in place and available to serve the new development.

Exception: Single-family residential development on lots that cannot physically be served by the water system or are outside the existing/planned service area may be served by well (with State permit).

- Services lines must be installed to the property line prior to the paving of the street.

SANITARY SEWER must be installed before issuance of a building permit (EVDC §7.12.D).

- Before issuance of any building permit, all necessary sewage disposal facilities outlined with the approved utility plan must be in place and available to serve the new development.
- New development must be served by central collection (Upper Thompson or Estes Park Sanitation Districts).

Exception: Single-family residential development on lots that are at least 2

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acres and cannot physically be served by the centralized collection system may be served by on-site treatment facilities. No vault systems allowed.

ELECTRIC must be installed before issuance of first building permit (EVDC §7.12.I).

- Before issuance of a building permit, all necessary electric services outlined with the approved utility plan must be in place and available to serve the development.
- All new development must be served by the Town of Estes Park and meet current standards.

DRAINAGE/WATER QUALITY facilities must be installed before issuance of a building permit (EVDC §7.12.F).

- Before the issuance of a building permit all necessary drainage facilities and services outlined with the approved stormwater and erosion control plan must be in place and available to serve the new development.
- All developments must provide for stormwater drainage that result from or are affected by the development.
- Stormwater plans must comply with Town of Estes Park and Larimer County storm drainage master plans, the Larimer County Stormwater Management Manual, and the Denver Area Urban Storm Drainage Criteria Manual.
- Where multiple building permits will be issued for a project, 25% of the building permits and certificates of occupancy may be issued before installation and acceptance of the drainage facilities. The stormwater and erosion control plans must account for such phasing.

TRANSPORTATION: Roads must be paved before issuance of a building permit (EVDC §7.12.H).

- All development must have safe and adequate access to the nearest paved road. This means that a paved road is available to provide access before issuance of a building permit.
- Developments must demonstrate that there will be no significant adverse impact on any arterial or collector street or intersection within ¼-mile of the site, or that any such adverse impact has been mitigated to the maximum extent feasible.
- The decision-making body may waive transportation requirements when the applicant demonstrates the impact of the development on adjacent roads and intersections will be minimal and insignificant.
- Applicants must provide written evidence of recorded, legal access to a public street. This may require a title search and/or acquisition of private easements.
- Utility services lines must be installed before paving the street.
- Traffic Impact Analysis (TIA). A TIA may be required with applications for:
 1. Residential development with 20 or more dwelling units.
 2. Non-residential development that exceeds 50 peak hour trips.
 3. Applications for rezoning.
 4. Development with frontage on state, federal, or numbered county road.

Note: This information was summarized from Estes Valley Development Code Section 7.12 *Adequate Public Facilities*. These regulations can be accessed online at www.estes.org.